Provincial Agricultural Land Commission - Staff Report
Application: 51888

Applicant: David & Beth Hopkins
Local Government: Comox Valley Regional District

Proposal: SUBDIVISION - The applicant proposes to subdivide a 3.7 ha property into a 2.7 ha parcel, and a 1 ha parcel as per the ALC Homesite Severance Policy.

BACKGROUND INFORMATION

The applicants have shown proof of ownership to the property prior to December 21, 1972 (Certificate of Title is attached). The land was included into the ALR in 1977 through a block exclusion process.

PROPERTY INFORMATION

PID: 006-846-904
Legal Description: Lot 6 Block 2 Section 5 Township 6 Comox District, Plan 1818

Property Area: 3.7 ha
ALR Area: 3.7 ha
Purchase Date: March 9, 1979
Location: Winn Road, Merville
Owner: David & Beth Hopkins

LAND USE

Current Land Use:
Pasture, gardens, residence

Surrounding Land Uses:
North: 20 ha cleared forest - Timberwest
East: 4 ha pasture land for grazing cattle
South: 4 ha pasture land
West: 4 ha pasture land

PROPOSAL DETAILS

Subdivision - ALR Area: 3.7 ha

Number of Lots	ALR Area of Lot (ha)
1	1.0

Agricultural Capability:
The majority of the area under application is rated as: Secondary
Source: BCLI
Mapsheet: 92F.075

PROPOSAL DETAILS

Subdivision - ALR Area: 3.7 ha

Number of Lots	ALR Area of Lot (ha)
1	2.7
1	1.0

Agricultural Capability:
The majority of the area under application is rated as: Secondary
Source: BCLI
Mapsheet: 92F.075

LOCAL GOVERNMENT INFORMATION

Official Community Plan:
Bylaw Name: Rural Comox Valley OCP No.2041
Designation: Agricultural
OCP Compliance: Yes

Zoning:
Zoning Bylaw Name: Comox Valley Zoning Bylaw No.2781
Zoning Designation: Rural Agricultural Land Reserve (RU-ALR)
Minimum Lot Size: 8.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Advisory Planning Committee
The Advisory Planning Committee supports the proposal for homesite severance.

Agricultural Advisory Committee
The Agricultural Advisory Committee supports the the proposal for homesite severance subject to the applicants submitting documentary evidence to the ALC showing an intention to sell the remainder of the property as per ALC Policy No. 11.

Board/Council
The Board/Council supports the application for homesite severance.

Planning Staff
Planning staff and the regional agrologist do not consider that the severance will fundamentally alter the use of the property or introduce new and incompatible uses to the Winn Road area, and therefore support the proposal.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

1) The BCLI rating of the 3.7 ha subject property is 4AC (improvable to 3C) on the northern portion, and 5:4PA 5:4AP (improvable to 5:4PA 5:3AP) on the southern portion.

2) The applicants have provided proof of ownership of the property prior to Decemeber 21, 1972 to the Comox Valley Regional District and to the ALC. The Certificate of Title for the subject property dated December 7, 1972 is attached. Note that the name on the Certificate is Beth Hopkins' maiden name.

3) The applicants wish to construct a new retirement home on the severed 1 ha lot, and to sell the 2.7 ha lot to a family member as part of the farm succession plan. The applicants desire to retain the property and have no intention to sell the property in the next five years.

4) The 1 ha lot may be too large for a homesite severance. A lot of 0.4 ha or less may be more appropriate.

ATTACHMENTS

51888_ContextMap20k.pdf
51888_AirphotoMap10k.pdf
51888_CertificateOfTitle.pdf
51888_ProposalSketch.pdf

END OF REPORT

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